

EDMOND PLANNING COMMISSION MEETING

Tuesday, April 17, 2001

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, April 17, 2001, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, and Elizabeth Waner. Commissioner Hoppe did not attend. Present for the City were Robert L. Schiermeyer, City Planner; Marcy Hunt, Assistant City Planner; Kristi Anthony, Planning Technician; Jan Fees, Community Connections Coordinator; Jerry Smith, Assistant City Manager; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the April 3, 2001, Planning Commission Minutes.

Motion by Moyer, seconded by Cartwright, to approve the minutes as written. **Motion carried** as follows:

AYES: Members: Moyer, Cartwright, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of a request for Commercial Site Plan approval at 1210 E. 2nd Street, Fazoli's Italian Restaurant.**

The property is zoned "E-1" General Commercial accommodates the propose restaurant and drive-thru use. There are no sensitive borders. To the north is the Wal-Mart Neighborhood Market and other vacant "E-2" property, to the west is Bennigan's, to the south is the proposed Target, to the east is the IHOP and to the southeast is the proposed Lowe's. The front setback is 120 feet from the center line of Second Street. The west setback is 75 feet, the east setback is 35 feet and the south setback is 150 feet. This represents full compliance. The property is platted as part of University Plaza. Easements are provided with the plat.

The exterior of the building is mostly E.F.I.S. with quik brick accents similar to the main buildings proposed of Target and Lowe's. The quik brick color is tan with accent stripes. The IHOP has followed this approach using their franchise building elevation and mixing the usual exterior E.F.I.S. with some brick to tie in to the pattern started in this proposed shopping center. McDonald's also is using this approach. The building does have a flat roof but the roof is built up with a mansard on four sides to screen the mechanical equipment and also continue with Fazoli's standard elevation. There will be a ladder access on the back of the building with one break in the mansard roof material and the mechanical equipment is located in the center of the building. Mark Albein, the architect for this project, has committed to a metal gate to match the roofing if the is visible.

Additional pole lights are planned and they would match the black pole and fixtures used at University Plaza at the same height. No sight proof fencing is required due to the existing commercial surrounding the property. The dumpster enclosure will be screened with a combination of the brick and concrete masonry block which will need to be split faced with a sight proof fence. A 15 foot tall sign, 53.20 square feet in area is allowed along Second Street and is located on the west side of the property at the location of a shared drive with University Plaza. A sign will be required from the west property line from the standard 50 feet required by code. The sign is 30 feet from the west property line. The sign pole cover is all brick. There are 67 parking spaces on site. The building contains 3620 square feet on 1.17 acres

The lot area contains 50,995 square feet. The ten percent required landscape area equals 5,100 square feet, of which 2,550 square feet must be in the front yard. A minimum of 520 plant units are required, of which 208 plant units are required to be evergreen. The applicant is proposing to provide 9,000 square feet of landscape and lawn area. The applicant is proposing to provide 550 plant units of landscaping. The one drive on Second Street is an interconnecting drive with Bennigan's and will serve as an entrance and an exit. This site also connects with drives in the University Plaza shopping center. The refuse enclosure located in the southwest corner of the property is accessible by the Sanitation Department. Drainage is part of the regional detention in the 4+ acre tract at the south end of the University Plaza project.

Commissioners Woods and Waner verified that the landscape requirement had been met in terms of plant unit count, as well as turf. Commissioner Moyer questioned if a screening of the mechanical would be provided. He also inquired about the gate providing an element of safety. Mark Abel, representing the applicant, stated the gate/screening would be constructed.

Motion by Moyer, seconded by Cartwright, to approve this request. **Motion carried** as follows:

AYES: Members: Moyer, Cartwright, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of a request for an expansion of the Oklahoma Gold Gymnastic facility at 707 W. Centennial Boulevard**

The property is zoned "F-1" Light Industrial District. The applicant is proposing to expand the Oklahoma Gold Gymnastics building. The current building is 11,200 square feet. Oklahoma Gold has purchased the lot on the corner of Linda Lane and Centennial Boulevard, which at one time was proposed for a light manufacturing business but that project has been abandoned. The proposed addition is for a 9,824 square feet.

There are no sensitive borders. All of the properties surrounding the site are zoned "F-1" Light Industrial District. There's a roofing company to the north, Hill and Company to the east, detention pond immediately south and a sprinkler business and other office/warehouse businesses to the west. The building will be set back 28 feet from the north property line, 144 feet from the east property line, 25 feet from the south property line and 10 feet from the west property line. Ten feet of an existing 20 foot wide utility easement is located across the north edge of the site.

The existing building contains 11,200 square feet. The applicant proposes to add 9,824 square feet on the east and south sides of the building to increase the size of the building to 21,024 square feet. The proposed addition will have exterior walls of Shell Gray colored metal panels on the north, east and west elevations. The south elevation and the south one-third of the east elevation will have an exterior wall of E.F.I.S. The new E.F.I.S. will match the light gray color of the existing E.F.I.S. The new addition will house expanded gym floor space, an entry/reception room and a break room. Three heat and air units will be located on the wall of the building with new wall packs and no new light poles will be provided. A sign will be located at the southeast corner of the site. The sign will be six feet in height and 42 square feet.

The applicant proposes to redesign the existing parking areas. The existing parking on the south side of the building will be deleted. The parking lot on the east side of the building will be redesigned and enlarged. Sixty-eight parking spaces are proposed, four of which will be handicap parking spaces. The applicant will provide a sidewalk with handicap ramps in the right

of way adjacent to Centennial Boulevard and Linda Lane. The lot area is 67,803 square feet. The ten percent required landscape area equals 6,780 square feet. A minimum of 542 plant units are required, of which 217 plant units are required to be evergreen. The applicant is proposing to provide 9,760 square feet of landscape and lawn area. The applicant is proposing to provide 569.5 plant units of landscaping, of which 374 plant units are evergreen.

A twenty-four foot wide drive on Linda Lane near the northeast corner of the site will be used. There will also be a twenty-four foot wide drive on the south side of the site on Centennial Boulevard. The drive on Centennial Boulevard will be a right hand turn exit only drive because of the median on Centennial Boulevard. The building will have a fire sprinkler system. The existing system will be extended to serve the building addition. Fire access lanes have been approved. The drop off loading zone does not include any canopies or other restrictions to the fire lane access. The dumpster enclosure will be located at the northwest corner of the parking lot on the north side of the building. The dumpster enclosure will be gated, and constructed of wooden fence panels. The detention area is located to the south and the grading and Engineering has approved drainage plans for the additional coverage.

Commissioner Cartwright expressed concern about adequate parking. Cindy Wright of Johnson Associates, representing the applicant, explained that classes have a maximum enrollment of 40, requiring as many as 10 employees. She stated that the 68 total spaces would accommodate customer demand, plus allowing adequate parking for transitional times. Ms. Wright added that peak demand is from 4:00 p.m. to 7:00 p.m.

Motion by Cartwright, seconded by Moyer, to approve this request. **Motion carried** as follows:

AYES: Members: Cartwright, Moyer, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was a **Consideration of the Preliminary Plat of Senior Residences of Edmond located on the north side of Ayers, west of Redbud Square, 350 feet west of Bryant and east of the Highland Park Baptist Church and south of Kingston.**

Ernest Isch, is representing Senior Residences of Edmond, Limited Partnership of San Antonio, Texas, in requesting approval of a Preliminary Plat for a "C-3" High Density Multi-Family Planned Unit Development to be on the north side of Ayers, west of the Redbud Square commercial project. The Kingston single family Addition is to the north and the Highland Park Baptist Church is located to the west. The Country Club Square residential project is located to the southwest. The project contains 4.37 acres and 42 living units with one community building. The structures consist of one story duplexes and four-plexes. There will be a private driveway and fire lane constructed north of Ayers Street providing access and Planning Commission a community building will be near the entry. The original PUD April 17, 2001 is many 60 units but there is a significant creek through the area as well as substantial rock outcroppings and 42 units would be the maximum as the project moves from the PUD Design to the plats and final site plans. Detention is provided on site and city water and sewer are extended. Fire hydrants will have to be located along the looped road accessing the units to meet the separation standard between structures and fire hydrant placement. The private driveways and detention area will be maintained by the owner. City water and sewer will be maintained by Edmond.

The setback from the east property line next to Redbud Square and the day care center is 21 feet, the setback from the Highland Park Baptist Church to the west is 21 feet or greater, the setback on the north is 31 feet and there is an additional 30 foot of right-of-way for North Street (running east and west) that was never opened south of Kingston and immediately north of the north property line of this project which provides for a 61 foot setback from the Kingston Addition. There is little chance that North Street will ever be constructed because there's only 30 foot of right-of-way available (50 foot is the minimum for a new street), Kingston has not retained any right-of-way for the north side of the street and the day care center did not construct any portion of the street. Highland Park Baptist Church has constructed a storage building immediately west of the subject property. Hortense Avenue to the west has been formally closed. After the Preliminary Plat is reviewed, a Final Plat and Multi-Family Site Plan will be submitted for review. The Preliminary Plat would not be presented to the City Council, this is not a gated project.

Commissioner Waner asked if any native vegetation would be preserved. Ernie Isch responded that the south 30 feet of the previous ROW would be preserved in its natural state. Also, Mr. Isch stated that some vegetation within the 30 foot setback along the north property line would be retained. He further stated that the location of homes could be manipulated slightly during the construction phase in order to preserve trees. Commissioner Waner asked if any grading work was proposed in the previous street ROW along the north property line. Mr. Isch stated that there is one location where grading work will slope three feet into the former North Street ROW. He stated that it would be in a location where there were no trees anyway.

Keith Swanson with the Kingston Homeowner Association expressed that he and the neighbors applauded this project for bringing affordable housing to the area. He stated that he hoped to become good neighbors and was truly accepting of this project. He had only a few concerns, one being the drainage during construction. He also was concerned about the dumpster being too close to the neighborhood, thus, disturbing neighbors during pickup. He further asked who would be responsible for maintaining what he called the greenbelt between the Kingston neighborhood and the proposed development.

Commissioner Woods asked about the dumpster location. Mr. Isch explained that the subject dumpster is 30 feet of the property line. He further noted that the 30 feet remaining from the previous ROW creates a total separation of 60 feet from the nearest Kingston property line and the proposed dumpster location. Mr. Isch explained that the dumpster had to be located where it is currently proposed in order to avoid placing it over a sewer line.

Motion by Waner, seconded by Cartwright, to approve this request. **Motion carried** as follows:

AYES: Members: Waner, Cartwright, Moyer and Chairperson Woods

NAYS: None

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..... la was a **Public Hearing and Consideration of a partial easement**
..... e Trail Lot 18, Block 113, The Reserve at Oak Tree. (Matt Gee

This item was continued to May 8, 2001 at the applicant's request.

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance to close a portion of a public utility easement at 1709 Boomer Trail. (Ron and Kristen Squires)**

Kristen Squires is requesting approval to close 3 foot of a 15 foot wide utility easement at 1709 Boomer Trail in the Olde Towne III Addition. The 3 foot closing is to allow for the in-ground pool to be constructed in the northern part of the easement. A deck area does extend further into the easement including an extension over the under ground drainage pipe adjacent to Olde Waterfront. The Squires were hoping that the concrete for the deck could extend into the easement as a surface structure without requiring closing of a majority of the easement or affecting the drainage collected as a part of the storm sewer system and being directed below a portion of their lot. The Squires have been approved for a remodeling permit to add on to their house which is on the corner of Boomer Trail and Olde Waterfront. An additional improvement planned is a swimming pool. This lot backs up to a creek area and part of the homeowners common area, Lot D, in the Olde Towne Addition. The retaining wall in the rear yard of the property will be modified to allow for the pool and deck area. The yard will be leveled for the pool construction where it currently slopes off towards the creek. There is a sanitary sewer line in the easement and all of the 15 foot easement is on the Squires property. The yard is fenced with a wrought iron type fence. There is also a 12 foot drainage easement parallel to Olde Waterfront collecting water from the intersection of Boomer and Olde Waterfront and directing it in a storm water pipe to the creek. The Squires were hoping that the deck area adjacent to the pool would be a structure that would be acceptable on the surface of the lot so they have not planned to close any portion of the drainage or utility easement on the west side of the property. The best practice is that none of the deck, patio around the pool or pool equipment extends into any utility easement.

Advantages of Closing:

1. For the property owner, this allows for the pool and deck area to be constructed in the back yard.

Disadvantages of Closing:

1. Limitation of space to maintain the sanitary sewer line along the south side of the lot next to the creek.
2. Extension of pool and deck area substantially into the utility easement at the back of the lot and over the drainage pipe at the side of the lot. This would adversely affect maintenance and excavation in the easements. Damage to homeowner improvements would occur in maintaining the utility.

Mrs. Squires stated that she had hired Ernie Isch to pin her lot, which she described as showing the sewer line behind her fence. She asked the Commission to close a portion of the easement across the backyard. She stated that no decking would be placed of the gas line.

Planning Commission requested a letter from the Homeowner Association that would give an
April 17, 2001 ment in the greenbelt in order to replace the three feet Mrs. Squires

Commissioner Waner pointed to conflicting information regarding the exact location of infrastructure, the easement and the proposed pool. She further expressed reservation about taking action prior to a written response from ONG. Commissioner Waner recommended a two week continuance to allow time to define more precisely the location of infrastructure. Mrs. Squires agreed to a two week continuance.

Motion by Cartwright, seconded by Waner, to continue this request to May 8, 2001. **Motion carried** as follows:

AYES: Members: Cartwright, Waner, Moyer and Chairperson Woods

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance to close a portion of Comfort Drive, east of the Tractor Supply and west of the proposed Taste of China Restaurant. (Tractor Supply)**

Jimmy Griffith with Greenway Enterprises Inc. is representing Tractor Supply and Bing Lu requesting that the southern portion of Comfort Drive be closed as a southern street. The easement to be closed is 60 feet wide and 141.5 feet long. The street easement width will be retained as a public utility easement. Comfort Drive extends west from Broadway, south of the Golden Corral Restaurant. Bing Lu owns the lot to the south of the Golden Corral and has general plans for a Taste of China Restaurant to the south. Tractor Supply owns the land to the west of the Bing Lu property extending to the railroad tracks and extending south to the old Sutherland's, also the south boundary of the Edmond City Limits. Tractor Supply also owns land south of the Taste of China Restaurant. Comfort Drive does not extend south to Sutherland's, it simply dead ends 141 feet south of the cul-de-sac turn just west of Golden Corral. The land west of Golden Corral will continue to be accessed by Comfort Drive at the cul-de-sac turn-around. The private utility companies have all reported that they have no objection to this closing. The street will remain as a utility easement for public water, sewer and electric access. There will be no land locked parcel by closing the street easement. Tractor Supply is under construction.

Advantages of Closing

1. Tractor Supply and Bing Lu (Taste of China) will be able to use the current public right-of-way to establish parking spaces adjacent to their future buildings.
2. Utility easements will be preserved in the 60 foot by 141 foot easement although they will be under paving, but that is common with commercial projects and of course in public alleys.
3. The city would not be required to maintain the 60 foot by 150 foot as a public street.
4. No property owner is landlocked or compromised in their access by this partial street closing.

Disadvantages of Closing

1. Bing Lu (Taste of China) will own the east half of the street which is already improved as a public street and Tractor Supply will own the west half. They will have to each maintain their half of the closed street as part of their lot but will share common use of

Planning Commission . Since Taste of China is not actually built, Tractor Supply will have to
April 17, 2001 ost of maintaining the paved surfacing to meet fire lane and the

2. More paving will be added for parking spaces between the curb and the property line. This area is not improved with landscaping at this time. The impervious area is not significant and Utility Line Maintenance will have to work with excavating through the parking spaces but as indicated, this is common in commercial projects.

Commissioner Woods asked if any green space would be lost. Mr. Schiermeyer responded that some green space would be lost, however, no trees. He further added that the request could be approved subject to the amount of landscaping lost would be added to the site. Jim Griffith, representing the applicant, explained that the parking will remain as originally submitted. He added that the calculations for landscaping took this into consideration. He explained that Comfort Drive is a street that goes nowhere but to the described locations. He did not feel that closing requested portion would adversely affect the public.

Commissioner Waner asked if this action would impose maintenance of access to Tractor Supply on Bing Lu. She requested clarification of Bing Lu's position on this request. Jim Griffith stated that a cross access agreement has been reached between the two parties. He added that Golden Corral has been kept abreast of the situation. Commissioner Woods spoke of when the area was platted and stated how Comfort Drive was designed to access Broadway Extension. He explained that the Commission is now being asked to close a public street that was designed to handle traffic. He stated that essential the access would be reduced from 32 feet to 20 feet. He stated that maneuvering space would be reduced and landscaping lost in order to accommodate additional parking for the applicant.

Motion by Cartwright, seconded by Moyer, to approve this request contingent on any landscaping lost be added to the site. **Motion carried** as follows:

AYES: Members: Cartwright, Moyer and Waner

NAYS: Chairperson Woods

The next item on the agenda was a **Consideration of request for Deed Certification for three parcels on Habben Way located east of Metro Church on the south side of Second Street. (Reeves)**

This item was continued to May 8, 2001 at the applicant's request.

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance to close a portion of a utility easement at 2709 Spyglass Hill Road, Fairfax Estates. (Gary Van and Janet E. Rabb)**

This item was continued to May 8, 2001 at the applicant's request.

There was no **New Business. Meeting adjourned at 6:35 p.m.**

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission